

## Land Use Ordinance 906 & 907 Zoning Districts

### Consolidation of Zoning Districts

#### Explanation of Change

Rockport's Zoning Map is currently comprised of eighteen (18) different Zoning Districts and/or Zoning Overlays. Five of which are almost duplicates, with subtle variables – most notably the maximum building footprint size. These five are the two 906 districts (darker green color) and the three 907 districts (different hues of yellow). Trying to differentiate between the two 906 districts is easy if they abut one another, but not as simple if comparing across the map. Same issue goes for the three 907 districts. These zone districts also are not clearly denoted on the property card from the assessors office, which adds another level of complexity in determining which zone is which if it is not easily distinguishable on the zoning map. The ruling factor in determining which zone district a parcel resides in is the current Zoning Map, and therefore should be easily distinguishable for each zone district.

The proposed change is to consolidate the two 906 zone districts into one 906 zone district, and not to increase the maximum building footprint size allowed. The same proposal would be for the three 907 zone districts, to consolidate into one 907 zone district and not to increase the maximum building footprint size allowed.

The change for this is two parts, first is the zoning map change and the second is the Land Use Ordinance for each relevant section and the Land Use Ordinance Dimensional Table.

The proposed amendments are structured as follows, language to be added is in parentheses and the language proposed to be deleted is underlined.

#### Current Zoning Map

*See attached*

#### Proposed Zoning Map

*See attached*

## **Amendments to section 906 of the Land Use Ordinance**

906 Modified Mixed Business / Residential District

906.3 Special District Standards

- A. Building footprints are limited to the maximum sq.ft. per building footprint as described on the "Town of Rockport Zoning Map."

Amendments to section 907

907.2 Permitted Uses and Standards

- D. Building footprints are limited to the maximum sq.ft. per building footprint as described on the "Town of Rockport Zoning Map."

## **Amendments to section 918**

918 Dimensional Tables

- a. General Dimensional Requirements

Current Language

	906	907
Max building footprint non-residential (Note 1)	<u>4,000 to 10,000 sq.ft. (see zoning map &amp; 906.3 &amp; 907.3 Special District Standards)</u>	

Proposed Language

	906	907
Max building footprint non-residential (Note 1)	( 6,000 Sq.Ft. )	( 10,000 Sq.Ft. )